

1.22 ACRE PAD SITE AVAILABLE

1012 N. 7 Highway, Pleasant Hill, Missouri



SALE PRICE: \$186,025 | 1.22 ACRE LOT

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 5,488 | 10,276 | 13,678 |
| Avg. Household Income | \$106,077 | \$112,434 | \$122,728 |

- Good 7 Highway pad site
- Concrete parking with two entrances in good condition
- Approximately 2,600 SF office/warehouse in poor condition
- Join Cactus Shack, Epic Plumbing, A-1 Liquor and more



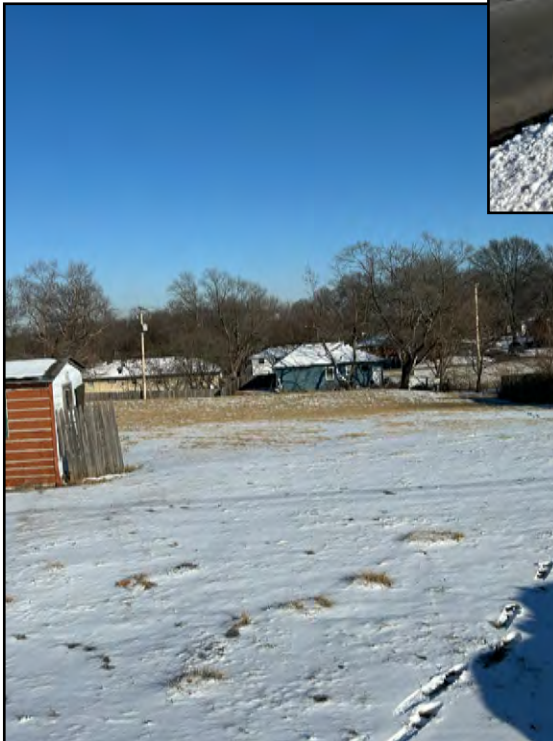
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

Exclusive Agent

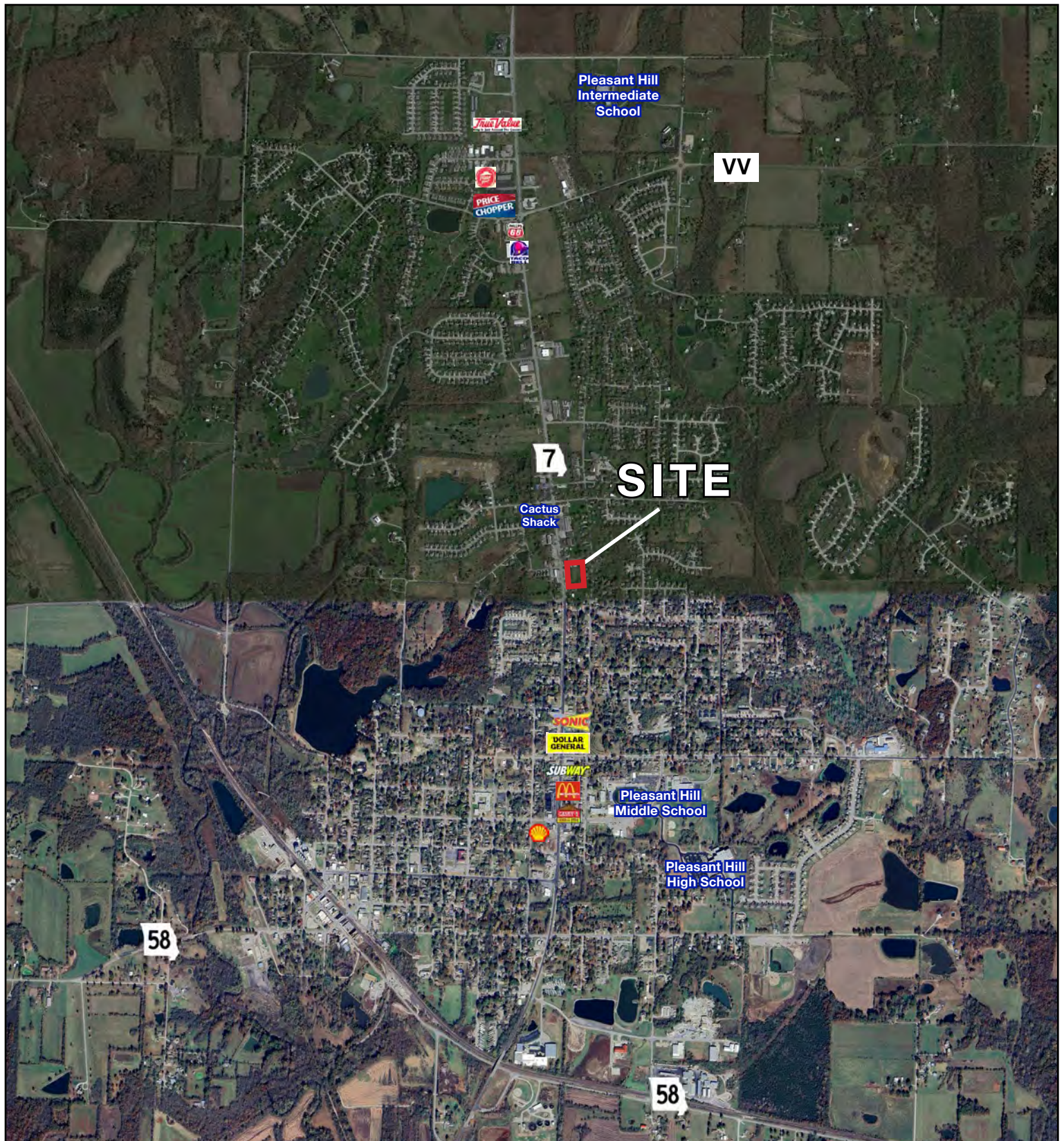
PHOTOS



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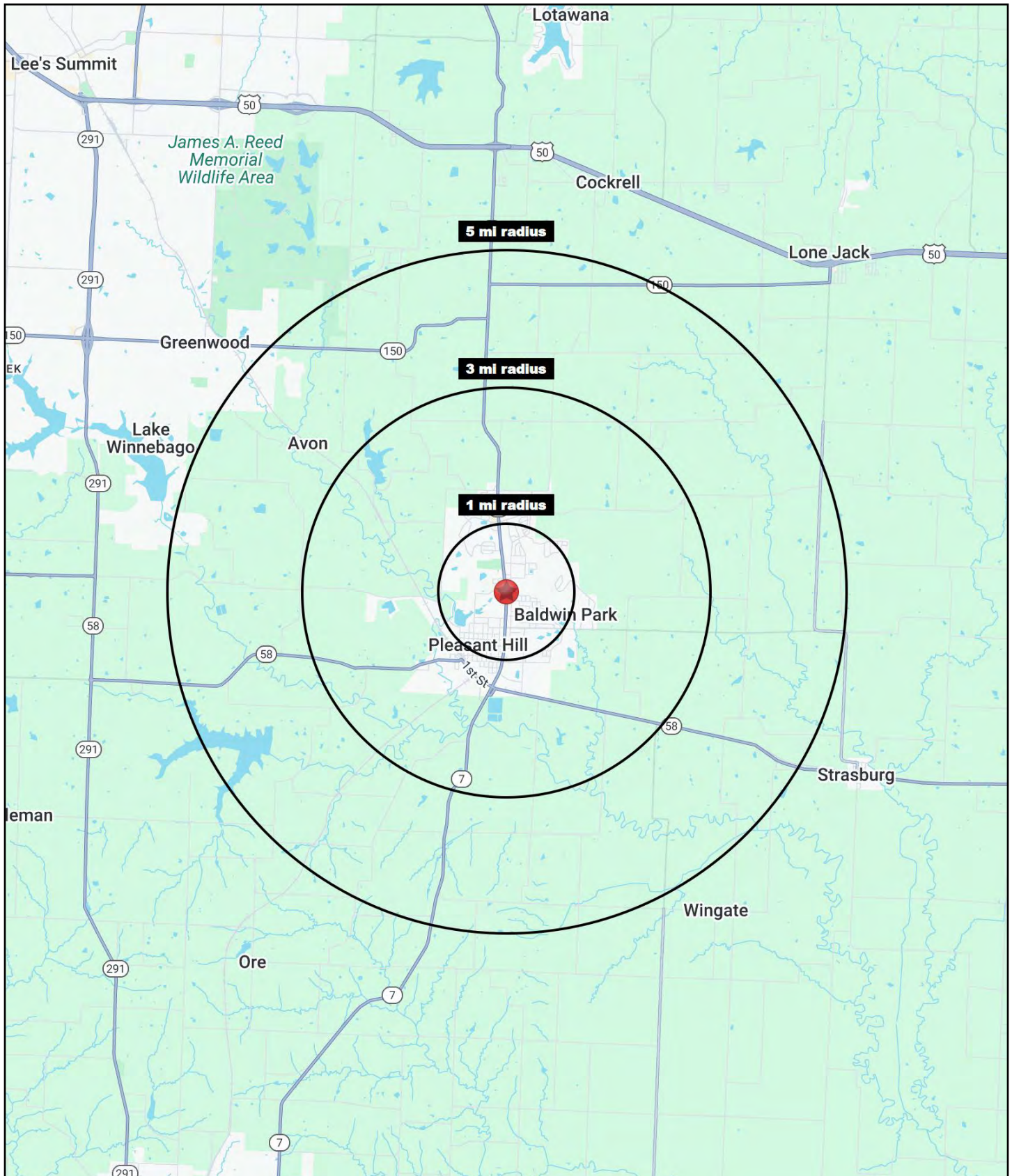
AERIAL





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| 1012 N. 7 Highway Pleasant Hill, MO 64080 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 5,488 | 10,276 | 13,678 |
| 2029 Projected Population | 5,688 | 10,779 | 14,507 |
| 2020 Census Population | 5,352 | 10,021 | 13,025 |
| 2010 Census Population | 4,931 | 9,252 | 11,831 |
| Projected Annual Growth 2024 to 2029 | 0.7% | 1.0% | 1.2% |
| Historical Annual Growth 2010 to 2024 | 0.8% | 0.8% | 1.1% |
| 2024 Median Age | 36.2 | 37.5 | 38.8 |
| Households | | | |
| 2024 Estimated Households | 2,107 | 3,913 | 5,159 |
| 2029 Projected Households | 2,190 | 4,112 | 5,480 |
| 2020 Census Households | 1,982 | 3,717 | 4,818 |
| 2010 Census Households | 1,798 | 3,388 | 4,336 |
| Projected Annual Growth 2024 to 2029 | 0.8% | 1.0% | 1.2% |
| Historical Annual Growth 2010 to 2024 | 1.2% | 1.1% | 1.4% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 93.4% | 92.7% | 92.4% |
| 2024 Estimated Black or African American | 0.9% | 1.1% | 1.5% |
| 2024 Estimated Asian or Pacific Islander | 0.5% | 0.6% | 0.6% |
| 2024 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| 2024 Estimated Other Races | 4.9% | 5.3% | 5.2% |
| 2024 Estimated Hispanic | 4.0% | 4.5% | 4.3% |
| Income | | | |
| 2024 Estimated Average Household Income | \$106,077 | \$112,434 | \$122,728 |
| 2024 Estimated Median Household Income | \$92,474 | \$98,418 | \$105,813 |
| 2024 Estimated Per Capita Income | \$40,754 | \$42,852 | \$46,318 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.2% | 1.2% | 1.1% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.7% | 3.0% | 2.8% |
| 2024 Estimated High School Graduate | 33.1% | 34.4% | 32.5% |
| 2024 Estimated Some College | 27.5% | 25.3% | 24.4% |
| 2024 Estimated Associates Degree Only | 6.8% | 7.5% | 7.5% |
| 2024 Estimated Bachelors Degree Only | 17.2% | 16.8% | 19.5% |
| 2024 Estimated Graduate Degree | 11.4% | 11.9% | 12.2% |
| Business | | | |
| 2024 Estimated Total Businesses | 119 | 264 | 327 |
| 2024 Estimated Total Employees | 710 | 1,806 | 2,189 |
| 2024 Estimated Employee Population per Business | 6.0 | 6.8 | 6.7 |
| 2024 Estimated Residential Population per Business | 46.1 | 38.9 | 41.8 |

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